



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: FEBRUARY 10, 2014

ITEM NUMBER: PH-2

**SUBJECT: PLANNING APPLICATION PA-13-10 FOR AN EXPANSION OF AN EXISTING
BAR/RESTAURANT (WILD GOOSE)
430 AND 436 EAST 17TH STREET**

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MEL LEE, SENIOR PLANNER

DATE: JANUARY 30, 2014

**FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP (714) 754-5611
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DESCRIPTION

The proposed project involves the following:


1. Conditional use permit to expand an existing bar/restaurant (Wild Goose) from 1,517 square feet to 5,228 square feet and demolishing existing buildings containing a dry cleaner, a dog groomer use, and a tailor shop/boutique (approximately 5,380 square feet) as part of a new two-story, 8,770 square foot multi-tenant retail/office building.
2. Minor conditional use permit to allow the outdoor seating area for the bar/restaurant to expand within the required front landscape setback (20 feet required; 7 feet proposed).
3. Minor conditional use permit for shared driveway access with 440 East 17th Street.
4. Minor Conditional Use Permit to deviate from shared parking requirements based on unique operating characteristics (78 spaces required; 50 spaces proposed).
5. Minor Conditional Use Permit to allow additional compact parking spaces (7 maximum compact spaces allowed; 10 compact spaces proposed).

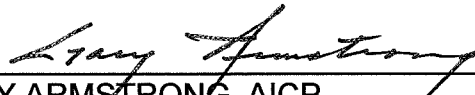
APPLICANT

Sheldon Group is the authorized agent for Westcliff LLC, the property owner.

RECOMMENDATION

Continue to the meeting of February 24, 2014 to allow additional staff time to analyze changes to the proposed project.


MEL LEE, AICP
Senior Planner


GARY ARMSTRONG, AICP
Economic and Development Services Director/
Deputy CEO

cc: Director of Economic & Development / Deputy CEO
Sr. Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
Staff (4)
File (2)

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